

117.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,008,200 / 1,008,200

APPRAISED:

USE VALUE:

ASSESSED:

1,008,200 / 1,008,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GRIFFIN JOHN P & CHRISTINE M

Owner 2:

Owner 3:

Street 1: 38 JAMES STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: GLASS JEFFREY & DIANA -

Owner 2: -

Street 1: 38 JAMES STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 2310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9719		Sq. Ft.	Site		0	70.	0.73	6									498,097						498,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9719.000		510,100				498,100		1,008,200						75652	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/17/18	

**USER DEFINED**

Prior Id # 1:	75652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	08:30:46
LAST REV Date	Time
09/27/18	15:30:04
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	510,100	0	9,719.	498,100	1,008,200		Year end	12/23/2021
2021	101	FV	494,800	0	9,719.	498,100	992,900		Year End Roll	12/10/2020
2020	101	FV	494,800	0	9,719.	498,100	992,900	992,900	Year End Roll	12/18/2019
2019	101	FV	390,300	0	9,719.	491,000	881,300	881,300	Year End Roll	1/3/2019
2018	101	FV	390,300	0	9,719.	377,100	767,400	767,400	Year End Roll	12/20/2017
2017	101	FV	390,300	0	9,719.	355,800	746,100	746,100	Year End Roll	1/3/2017
2016	101	FV	390,300	0	9,719.	327,300	717,600	717,600	Year End	1/4/2016
2015	101	FV	386,600	0	9,719.	306,000	692,600	692,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLASS JEFFREY &	56069-506		12/15/2010		623,500	No	No		
FREEDOM DEVELOP	30484-75		7/30/1999	Change>Sale	450,000	No	No		
CUMMINGS DONALD	25491-580		7/17/1995			1	No	No	F

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/20/1999	614	Foundati	5,000					FOUNDATION	9/17/2018	MEAS&NOTICE	CC	Chris C											
8/26/1999	649	New Buil	100,000					SIN FAM DWELLING	3/6/2012	Inspected	BR	B Rossignol											
8/11/1999	544		5,000					DEMO HOUSE	11/26/2008	Meas/Inspect	189	PATRIOT											
									10/31/2000	Hearing Chag	197	PATRIOT											
									7/19/2000	MLS	MM	Mary M											
									2/29/2000	Mailer Sent													
									2/29/2000	Measured	264	PATRIOT											
									9/4/1998		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	OF=SINK IN BMT..													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:														
			%	1/2 Bath: 1	Rating: Good	A HBth:	Rating:														
				OthrFix: 1	Rating: Good																
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID													
Grade: C+ - Average (+)	Year Blt: 1999	Eff Yr Blt:		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1															
Alt LUC:		Alt %:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O														
Jurisdct:		Fact: .		Fpl: 1	Rating: Good	Other															
Const Mod:		Lump Sum Adj:		WSFlue: 1	Rating:	Upper															
INTERIOR INFORMATION				CONDOS INFORMATION																	
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	%	Location:		Total Units:															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	10 %	Floor:																	
Bsmnt Flr: 12 - Concrete	Subfloor:			% Own:																	
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical		Name:																	
DEPRECIATION				REMODELING				RES BREAKDOWN													
Phys Cond: GD - Good	7.3 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL													
Economic:	%	Interior:	1	1	8	3															
Special:	%	Additions:																			
Override:	%	Kitchen:																			
Total: 7.3 %		Baths:																			
CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL					
Basic \$ / SQ: 130.00	Size Adj.: 1.15675664	Const Adj.: 0.99890995	Adj \$ / SQ: 150.214	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Other Features: 106761	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val			BMT	Basement	1,120	45.060	50,472	UAT	100	FLA	100	G			
LUC Factor: 1.00	Adj Total: 550255	Depreciation: 40169	Depreciated Total: 510086	Juris. Factor:		Before Depr:	165.24		FFL	First Floor	1,120	150.210	168,240								
				Special Features: 0		Val/Su Net:	126.45		SFL	Second Floor	952	150.210	143,004								
				Final Total: 510100		Val/Su SzAd	246.19		PAT	Patio	448	3.080	1,381								
									UAT	Upper Attic	238	115.670	27,528								
									WDK	Deck	132	13.560	1,790								
									OPP	Open Porch	24	43.950	1,055								
									Net Sketched Area: 4,034		Total: 393,470										
									Size Ad	2072	Gross Area	4748	FinArea	2310							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 117.0-0004-0007.0				IMAGE				AssessPro Patriot Properties, Inc				
SPEC FEATURES/YARD ITEMS																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				